



**SEALED BID SALE
SALE OF REAL ESTATE
ROUTE 643 (YELLOW SULPHUR ROAD)
MONTGOMERY COUNTY,
TOWN OF BLACKSBURG, VIRGINIA
(PMI# 1000518)**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the office of the District Right of Way Manager, located at P. O. Box 3071 (physical address: 731 Harrison Ave), Salem, Virginia 24153-3071, until, but no later than, Wednesday, June 16, 2010 at 12 PM, noon, for the following property:

Being as shown, outlined in **RED** on Plan Sheet Number 18B, of the plans for Route 460, State Highway Project 6460-060-F19, RW-201 and lying southwest of and adjacent to the revised proposed right of way line (11/19/09) of Route 643 Yellow Sulphur Road) from a point approximately 25 feet opposite approximate Station 61+80 (Relocated Route 643 survey centerline) to a point approximately 25 feet opposite approximately Station 62+40 (Relocated Route 643 survey centerline).and containing 0.4876 acre, 21,239 square feet, more or less.

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 60 days after approval of sale. The value placed on this parcel is \$60,000.00

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information and proposals, contact VDOT at the above address or call Louis Rogers at 540-387-5572; Cell: 540-312-3536; Email: Louis.Rogers@Vdot.Virginia.Gov .

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

BID PROPOSAL FORM SEALED BID SALE DATED MAY 17, 2010

Melissa Corder, Program Manager
C/o Louis Rogers
Virginia Department of Transportation
731 Harrison Ave
Salem, Virginia 24153-3071

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated, May 17, 2010 and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid dated May 17, 2010.

The undersigned hereby agrees to purchase the property located in the County of Patrick, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated May 17, 2010, for the sum of \$_____.

A cashier's check, certified check or money order made payable to the ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, dated May 17, 2010".

INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED May 17, 2010

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property, located in the County of Montgomery, Town of Blacksburg, Virginia, fronts on Route 643 (Yellow Sulphur Road) and is known as "a portion of Parcels 074, 083 and 158, marked in **RED** on the attached 18B.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until Wednesday, June 16, 2010, 12 PM (Noon).
3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated May 17, 2010." The outer envelope shall be addressed as follows:

Melissa L. Corder, Program Manager
C/o Louis Rogers, Right of Way and Utilities
Virginia Department of Transportation
P. O. Box 7031 *
Salem, Virginia 24153-3071

* 731 Harrison Ave (Physical)

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or late delivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after Wednesday, June 16, 2010, 12 PM (Noon), will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including

but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.

11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form
Instructions to Bidders
Property Description
Fact Sheet
Plat/Plan Sheet(s) of Property

For further information, contact: Virginia Department of Transportation
Right of Way and Utilities Division
Attn: Louis Rogers, Property Manager, Western Region
Salem, Virginia 24153-3071
Telephone: 540-387-5572; Cell: 540-312-3536
Email: Louis.Rogers@VDOT.Virginia.gov

SEALED BID SALE DATED May 17, 2010

PROPERTY DESCRIPTION

That certain parcel of land and improvements located in the County of Montgomery, Town of Blacksburg fronting on Route 634 (Yellow Sulphur Road) known as a portion of "Parcels 074, 083 and 158" and containing 0.4876 acre, more or less; being a portion of the same real estate acquired by deed dated November 17, 1997, recorded in Deed book 985, Page 603; William H. Price, et al., by instrument dated July 21, 1998, recorded in Deed Book 1023, Page 147, and concluded by Final Order dated June 11, 2002, recorded as instrument #20020000876; and AAA Finances, Incorporated by instrument dated August 18, 1998, recorded in Deed Book 1032, Page 208, and concluded by Order dated September 7, 2007, recorded as instrument #2007010997, all recorded in the Office of the Clerk of The Circuit Court of Montgomery County, being described as follows:

Being as shown, outlined in **RED** on Plan Sheet Number 18B, of the plans for Route 460, State Highway Project 6460-060-F19, RW-201 and lying southwest of and adjacent to the revised proposed right of way line (11/19/09) of Route 643 Yellow Sulphur Road) from a point approximately 25 feet opposite approximate Station 61+80 (Relocated Route 643 survey centerline) to a point approximately 25 feet opposite approximately Station 62+40 (Relocated Route 643 survey centerline). A copy of said Plat is hereto attached

| UNITED STATES OF AMERICA | STATE | FEDERAL AID PROJECT NO. | PROJECT | SHEET NO. |
|--------------------------|-------|-------------------------|----------------------------|-----------|
| MISSISSIPPI | 3 | 460 | 6460-000-19, RW-201, C-502 | 188 |

DESIGN FEATURES, RELATIVE TO CONSTRUCTION, MAY BE SUBJECT TO CHANGE AS REQUIRED BY THE DEPARTMENT.

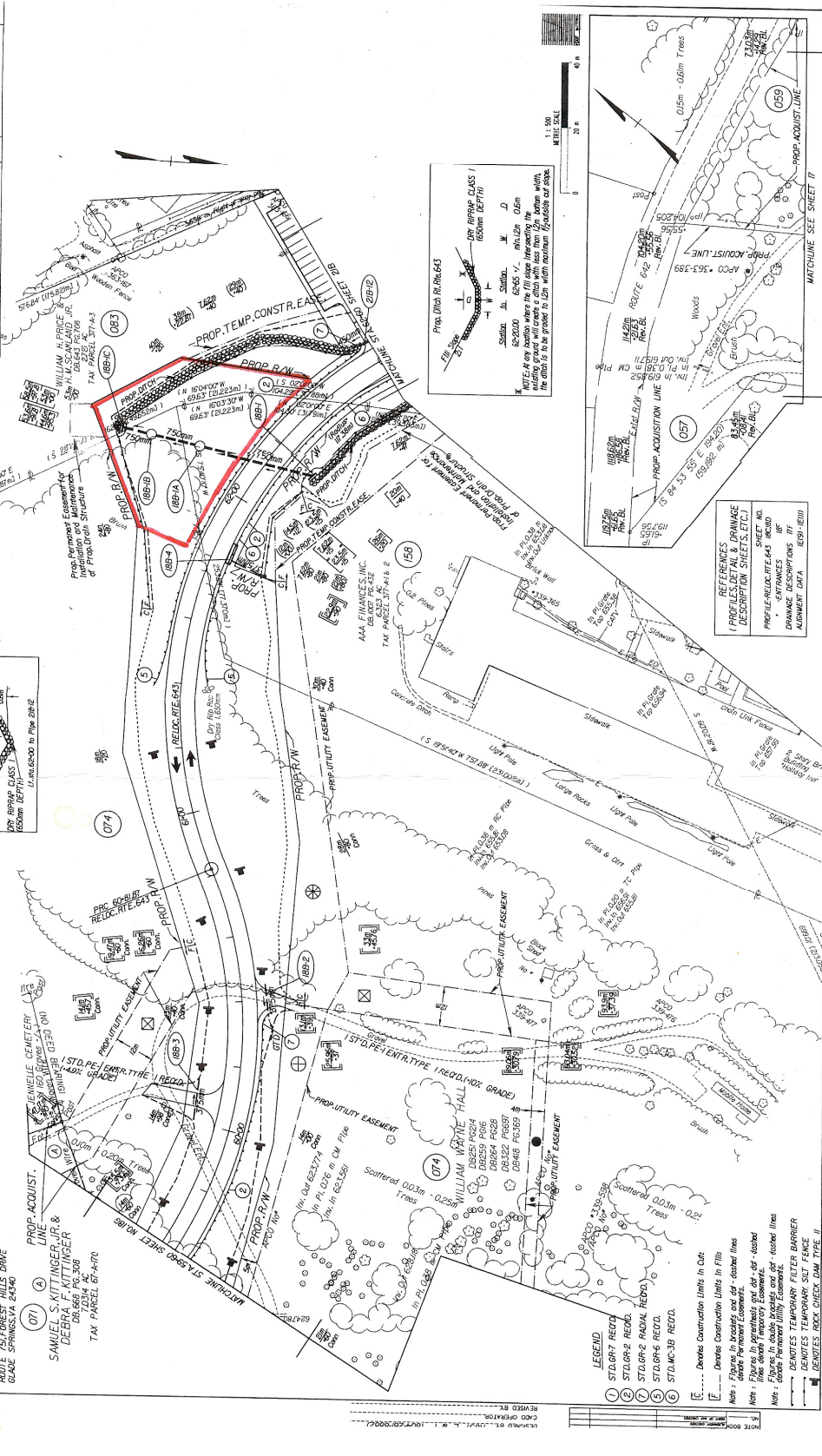
PROPOSED DITCH, LT. RITE 643
 - Leading away from
 - Ditch Class
 - 1500m DEPTH
 - 1500m DEPTH

PROPOSED ACQUISITION LINE
 - 1500m DEPTH
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PROPOSED ACQUISITION LINE
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 - 1500m DEPTH
 - 1500m DEPTH



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| MISSISSIPPI | 3 | 460 | 6460-000-19, RW-201, C-502 | 188 |

FACT SHEET

SEALED BID DATED May 17, 2010

LOCATION: A tract of land containing approximately 0.4876 acre or 21,239 square feet, more or less; located in Montgomery County, Town of Blacksburg along the southerly side of Yellow Sulphur Road (Route 643) NE, approximately 300 feet southeast of the intersection of South Main Street (Route 460).

ACREAGE: 0.4876 acre; 21,329 square feet.

IMPROVEMENTS (if any): None; Vacant Land

DESCRIPTION: The site has approximately 205 feet of frontage along Yellow Sulphur Road (Route 643); a depth of 132 feet approximately, along its westerly perimeter; is irregular in shape (somewhat trapezoidal); is generally level, with a downward slope to the rear (southeast); and is traversed along its midsection by an underground drain, running north/south directions, with stipulations.

UTILITIES AVAILABLE: Public Utility Services are available, EXCEPT, sewer service requires a "STEP" system (i.e.: installation of: a tank, force main, control panel, pump floats, etc); from the site to the existing public sewer line on South Main Street (Route 460), approximately 150 feet away.

PARKING AVAILABLE: N/A; Vacant Lot

EASEMENTS AND ENCUMBRANCES: DRAINAGE STRUCTURE/SYSTEM: The site is traversed along its midsection by an underground drainage system (drop Inlet's, manhole covers and a pipe that runs in a north/south direction, buried approximately 30 feet below the surface. Should the system require maintenance, partial replacement, etc: any permanent structures, pavement, curbing, landscaping, etc, impeding this work would be the responsibility of the purchaser.

ZONING: This parcel is located in an area zone G-C (General Commercial)

TAX MAP ID#: N/A. However; shown outlined in **BLUE**, is a portion of The Montgomery County, Town of Blacksburg Tax Map Section 377, the location of VDOT's Surplus for sale.

